

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT-
OCTOBER 15, 2021



DEVELOPMENT APPLICATIONS –

ZONING OR SUBDIVISION APPLICATIONS REQUIRING CITY COUNCIL AND/-OR PLAN COMMISSION REVIEW OR APPROVAL

| DEVELOPMENT NAME AND LOCATION | PENDING ZONING OR SUBDIVISION APPLICATIONS | PLAN COMMISSION REVIEW DATE | PLANNING & DEVELOPMENT CMTE. REVIEW DATE | CITY COUNCIL ACTION DATE | STATUS |
|---|---|--------------------------------------|--|--------------------------|---|
| Springs at St. Charles 27 acres north of Smith Rd., south of Cornerstone Lakes 320 multi-family residential units (EJ) | <ul style="list-style-type: none"> Annexation Zoning Map Amendment Special Use for PUD PUD Preliminary Plan | | | | Completeness review sent. Waiting for additional submittal items. |
| Immanuel Myanmar Church - 1713 Howard St. Reuse school building as church (RH) | <ul style="list-style-type: none"> Special Use for Place of Worship | PH scheduled 11-2-21 | | | |
| Sterling Bank- First St. Bldg. #3 Change vacant upper floors from office to residential use (RH) | <ul style="list-style-type: none"> PUD Preliminary Plan | Scheduled 10-19-21 | | | Historic Commission recommended approval 10-6-21 |
| Pheasant Run Industrial Park Industrial subdivision of former golf course property (RC) | <ul style="list-style-type: none"> Zoning Map Amendment Preliminary Plat of Subdivision | PH scheduled 10-19-21 | | | |
| Charlestowne Mall Redevelopment Commercial and residential use- 324 apartments, 208 townhomes (RC) | <ul style="list-style-type: none"> Concept Plan | Discussed 10-5-21 | Scheduled 11-8-21 | | |
| Zen Leaf – 3714 Illinois Ave. Recreational cannabis dispensary Special Use extension to 5-18-22 (EJ) | <ul style="list-style-type: none"> Special Use Amendment | PH held and closed; Approved 9-21-21 | Approved 10-11-21 | Scheduled 10-18-21 | |

| DEVELOPMENT NAME AND LOCATION | PENDING ZONING OR SUBDIVISION APPLICATIONS | PLAN COMMISSION REVIEW DATE | PLANNING & DEVELOPMENT CMTE. REVIEW DATE | CITY COUNCIL ACTION DATE | STATUS |
|--|--|--|--|--------------------------|--|
| Prairie Centre- Resubdivision #4 Park District dedication site and stormwater detention basin (RC) | <ul style="list-style-type: none"> Final Plat – Minor Subdivision | Approved 9-8-21 | Approved 9-13-21 | | Waiting for direction from the applicant |
| Casey's Fuel Station 2600 E. Main St. NE corner of Main & Fieldgate (RH) | <ul style="list-style-type: none"> Special Use for PUD PUD Preliminary Plan | PH held and closed; Approved 9-8-21 | Motion to approve failed 10-11-21 | | Waiting for direction from the applicant |
| 1023 W. Main St. SE corner of W. Main St. & S. 11 th St. - Redevelopment of Clark gas station (EJ) | <ul style="list-style-type: none"> Map Amendment Special Use for PUD PUD Preliminary Plan | Ph held and closed, approved 8-3-21 | Approved 8-16-21 | | Revised plans responding to P&D conditions to be provided prior to City Council. |
| First Street Redevelopment PUD- East Plaza Expansion SE corner of W. Main St. & S. 1 st St., north of East Plaza (EJ) | <ul style="list-style-type: none"> PUD Preliminary Plan | | | | Review comments provided. Revised plans to be submitted prior to scheduling meeting dates. |

GENERAL AMENDMENT APPLICATIONS - TEXT AMENDMENTS TO THE ZONING ORDINANCE

| APPLICATION | APPLICATION FILED BY | PLAN COMMISSION REVIEW DATE | PLANNING & DEVELOPMENT CMTE. REVIEW DATE | CITY COUNCIL ACTION DATE | STATUS |
|-----------------------------|----------------------|-----------------------------|--|--------------------------|--------|
| <i>None currently filed</i> | | | | | |

FINAL PLATS OF SUBDIVISION – PLATS SUBMITTED FOR CITY COUNCIL APPROVAL AND RECORDING

| DEVELOPMENT NAME AND LOCATION | PLAN COMMISSION REVIEW DATE | PLANNING AND DEVELOPMENT CMTE. REVIEW DATE | CITY COUNCIL APPROVAL DATE | FINAL PLAT RECORDING DEADLINE | STATUS |
|--|---|--|----------------------------|-------------------------------|-------------------------------|
| KFP PUD- KFP Subdivision NE corner of E. Main St. & Dunham Rd. | N/A (Final Plat filed within 60 days of Prelim Plat approval) | | | | Under review. |
| Prairie Centre PUD- Re-subdivision No. 3 | Approved 8-3-21 | Scheduled 8-9-21; Meeting postponed | Approved 8-16-21 | 8-16-23 | Mylar released for recording. |

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|--|---|-------------------|------------------|---------|---|
| Pride of Kane County Gas station and car wash SE corner of E. Main St. & Kirk Rd. | N/A (Final Plat filed within 60 days of Prelim Plat approval) | | | | Final Plat and Final Engineering plans submitted. |
| Parkside Reserves 1337 Geneva Rd. 4-unit townhome | Approved 10-22-19 | Approved 11-11-19 | Approved 12-2-19 | 12-2-21 | Mylar to be submitted for City signatures. |

BUILDING PERMIT PROJECTS -

NEW BUILDINGS, MAJOR ADDITIONS, OR SITE DEVELOPMENT PROJECTS REQUIRING ADMINISTRATIVE DESIGN REVIEW

| DEVELOPMENT NAME AND LOCATION | PROJECT DESCRIPTION | STATUS |
|--|--|--|
| Circle K- Shell station- KFP PUD 2500 E. Main St. | PUD Plan approved by City Council Redevelopment of Circle K gas station & former Corfu site | Plans submitted 9/30, under review. |
| Prairie Centre- Residential Building C2 | PUD Plan approved by City Council 45-unit residential building | Plans submitted 9/22, review comments sent 10/11 |
| Riverside Ave. Lift Station 1509 Riverside Ave. | Demolition of the old lift station and construction of a new lift station east of Riverside Ave. | Plans were submitted on 3/31. Review comments sent 4/22. Resubmittal of plans on 9/16 |
| Belle Tire – Zylstra PUD 101 S. Randall Rd. | PUD Plan approved by City Council Tire and automotive facility | Plan Review comments sent 9/2. Resubmittal submitted 9/30, comments due 10/18 |
| Munhall Glen West of Munhall Ave. at Tyler Rd. | PUD Plan approved by City Council 50-lot single-family subdivision | Site work underway. Two house permits have been issued. |
| Kiddie Academy 2651 Woodward Dr. | PUD Plans approved by City Council. 10,000 sf day care facility | Permit ready to be issued. |
| Tractor Supply Company Store 3000 W. Main St. | PUD Plans approved by City Council. 19,000 sf retail store | Plans approved. Waiting on contractor information and fees to be paid. |
| 1 E. Main St. (former BMO Harris) | Interior and exterior building renovation for first floor restaurant use, upper floor residential use Historic Commission COA approved 2/3/21 | Final inspections for restaurant scheduled for 10/20. Permit issued for exterior improvements. Permit submitted for Basement remodel, Resubmittal submitted 9/27, Review comments sent 10/18 |
| McGrath Honda 4075 E. Main Street | PUD Plans approved by City Council. Addition and conversion of former Mega Center building | Stormwater permit issued. Building permit issued. |
| McGrath Honda – Maintenance Building 4075 E. Main Street | Additional stand-alone building to be used exclusively for maintenance of vehicles. Located south of the Mega Center | Permit issued. |

| DEVELOPMENT NAME AND LOCATION | PROJECT DESCRIPTION | STATUS |
|---|--|--|
| Prairie Centre- Mixed Use Building D1 | PUD Plan approved by City Council First floor commercial, upper three floors of residential | Permit issued. Mass grading underway. |
| Brooke Toria (Smith Rd. Estates) N of Smith Rd. at Pheasant Trail | PUD Plan approved by City Council 16-lot Single family subdivision | Site work underway. Permits for two houses approved. |
| Pet Suites 2790 W. Main St. | PUD Plan approved by City Council 11,000 sf pet care facility | Permit issued, project under construction. |
| Crystal Lofts NEC S. 13 th & Indiana Aves. | PUD Plan expired 6/22/21. Former Lamp Factory building | Additional 60-day extension to address site/property condition granted by P&D Committee 8-16-21. Building restoration permit issued 10/1. |
| First Street Building 7B S. First St. east of Blue Goose | PUD Plan approved by City Council 21-unit multi-family residential building | Permit issued, project under construction. |
| Smithfield Foods 410 S. Kirk Rd. | 64,040 sf building addition | Temporary Certificate of Occupancy issued on 9/3. |
| West Side Wastewater Reclamation Facility | 3803 Karl Madsen Dr. Phase III plant expansion | Permit issued, project under construction. |
| Perfect Plastics Printing 345 Kautz Rd. | 50,000 sf industrial addition | Project nearing completion, final inspections underway. |
| Audi Exchange of St. Charles 235 N. Randall Rd. | New auto dealership building and site improvements | Temporary Certificate of Occupancy issued on 7/30 Woodward Dr. extension under construction |
| Prairie Centre – Residential Building D1 | PUD Plan approved by City Council 3 story residential building | Partial TCO issued for first and second floor units 8/27. |
| Prairie Centre – Clubhouse | PUD Plan approved by City Council Clubhouse building and pool attached to Bldg D1 | Temporary Occupancy extended to 10/15 |
| First Street Building 8 NE corner of Illinois St. & Rt. 31 | PUD Plan and RDA (Redevelopment Agreement) approved by City Council 3 story commercial building | Comments last sent Jan. 2020. Permit application expired. P&D Committee reviewed RDA status in March, directed staff to bring back to Committee for review in 1 year. |
| Anthem Heights Corporate Reserve PUD | PUD Plan approved by City Council Residential development of 78 single-family homes | All homes completed. Final engineering record drawings and street acceptance remaining. |
| Advanced Care Medical 2780 W. Main St. | PUD Plan approved by City Council 4-6-20. 3,600 sf medical clinic, lot west of Aldi | Building permit issued. |